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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand Chandwani**

Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - C3, "Danburite", Tharwani Solitaire Phase II, Kalyan Murbad Road, Village - Mharal Khurd, Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°14'53.5"N 73°10'40.0"E

### Intended User:

**Cosmos Bank  
Ambarnath Branch**

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
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#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 **+91 2247495919**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - C3, "**Danburite**", Tharwani Solitaire Phase II, Kalyan Murbad Road, Village - Mharal Khurd, Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand Chandwani**.

Boundaries of the property

North : Garden  
South : Bhiwandi - Murbad Road  
East : Poddar Housing Complex  
West : Emerald Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 84,55,916.00 (Rupees Eighty Four Lakhs Fifty Five Thousands Nine Hundred And Sixteen Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - C3, "Danburite", Tharwani Solitaire Phase II, Kalyan Murbad Road, Village - Mharal Khurd, Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 10.03.2025 for Housing Loan Purpose.
1	Date of inspection	06.03.2025
3	Name of the owner / owners	<b>Mr. Gajanand Rupchand Chandwani &amp; Mrs. Vanshika Gajanand Chandwani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 102, 1 <sup>st</sup> Floor, Wing - C3, "Danburite", Tharwani Solitaire Phase II, Kalyan Murbad Road, Village - Mharal Khurd, Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India. <b>Contact Person :</b> Mr. Gajanand Rupchand Chandwani (Owner) Contact No. 9322135413
6	Location, Street, ward no	Kalyan Murbad Road Village - Mharal Khurd, District - Thane
7	Survey / Plot No. of land	Village - Mharal Khurd New Survey No - 8/1, 8/2, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 13/1, 13/2, 14/1, 14/2, 14/3 & 14/4
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 941.00</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 641.00</b>  <b>Terrace Area in Sq. Ft.= 300.00</b></p> <p><b>Carpet Area in Sq. Ft. = 596.00</b>  <b>Balcony Area in Sq. Ft.= 90.00</b>  <b>Terrace Area in Sq. Ft.= 156.00 (40% of Terrace Area 391.00 Sq. Ft. )</b>  <b>Carpet Area in Sq. Ft. = 842.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 926.20</b>  <b>(Carpet Area + 10%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Mharal Khurd, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 301
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached

24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand Chandwani
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand Chandwani
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,100.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2019 (Part Building Completion Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch Branch to assess Fair Market Value as on 10.03.2025 for Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - C3, "**Danburite**", Tharwani Solitaire Phase II, Kalyan Murbad Road, Village - Mharal Khurd, Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand Chandwani**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale No.25523/2022 Dated 10.11.2022 between M/s. Tharwani Realty (The Developers) And Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand Chandwani(The purchaser).
2)	Copy of Commencement Certificate No.BP / Mharal Khurd / Taluka Kalyan / ADTP - Thane / 609 Dated 07.04.2017 issued by Assistant Director, Nagar Rachna Thane.
3)	Copy of Building Completion Certificate No.Revenue / K-I / T-7 / Village - Mharal / BC / KV - F1568010309613 Dated 15.10.2019 issued by District Collector and District Magistrate Office, Thane..
4)	Copy of RERA Certificate No.P51700004565 Dated 18.05.2020 issued by Maharashtra Real Estate Regulatory Authority.

### Location

The said building is located at Village - Mharal Khurd, Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls



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in Residential Zone. It is at a traveling distance 2.6 Km from Shahad Railway Station.

### **Building**

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 4 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage + Cupboard. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

### **Valuation as on 10th March 2025**

The Carpet Area of the Residential Flat	:	842.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2019 (Part Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	926.20 Sq. Ft. X ₹ 2,600.00 = ₹ 24,08,120.00
Depreciation $\{(100 - 10) \times (6 / 60)\}$	:	9.00%
Amount of depreciation	:	₹ 2,16,684.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 38,500/- per Sq. M. i.e. ₹ 3,577/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 36,416/- per Sq. M. i.e. ₹ 3,383/- per Sq. Ft.
Value of property	:	842.00 Sq. Ft. X ₹ 10,300 = ₹86,72,600
Total Value of property as on 10th March 2025	:	₹86,72,600.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 10th March 2025</b>	:	<b>₹ 86,72,600.00 - ₹ 2,16,684.00 = ₹ 84,55,916.00</b>
<b>Total Value of the property</b>	:	<b>₹ 84,55,916.00</b>
<b>The realizable value of the property</b>	:	<b>₹76,10,324.00</b>
<b>Distress value of the property</b>	:	<b>₹67,64,733.00</b>
<b>Insurable value of the property (926.20 X 2,600.00)</b>	:	<b>₹24,08,120.00</b>
<b>Guideline value of the property (926.20 X 3383.00)</b>	:	<b>₹31,33,335.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - C3, "**Danburite**", Tharwani Solitaire Phase II, Kalyan Murbad Road, Village - Mharal Khurd, Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 84,55,916.00 (Rupees Eighty Four Lakhs Fifty Five Thousands Nine Hundred And Sixteen Only)** as on 10th March 2025

## **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **10th March 2025** is **₹ 84,55,916.00 (Rupees Eighty Four Lakhs Fifty Five Thousands Nine Hundred And Sixteen Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

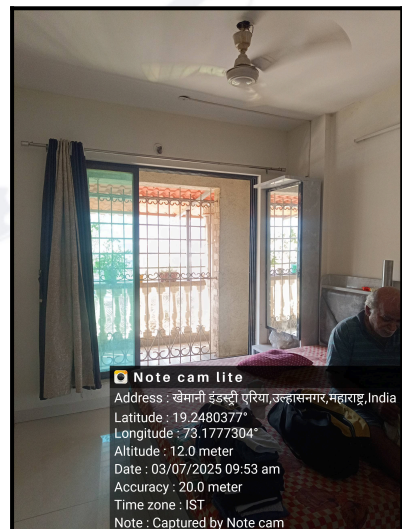
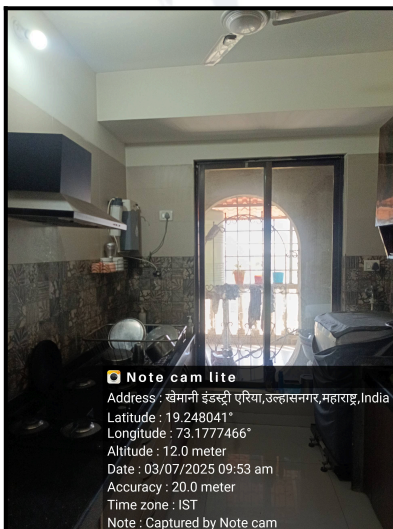
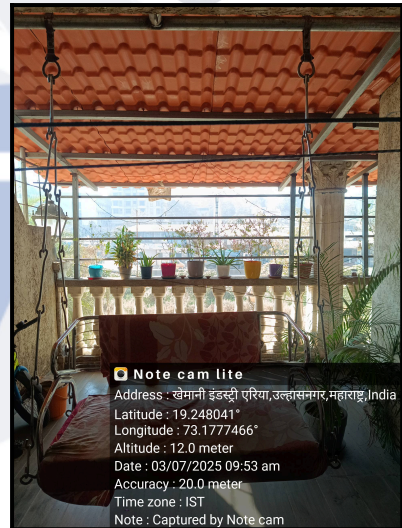
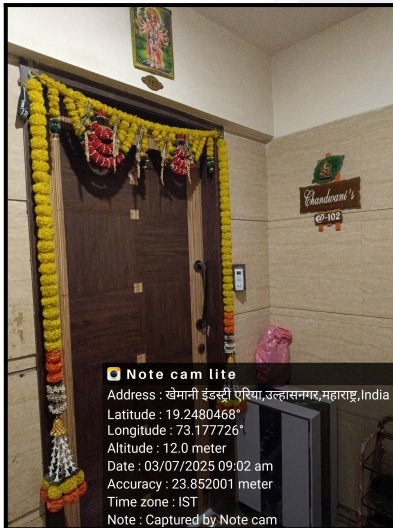
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

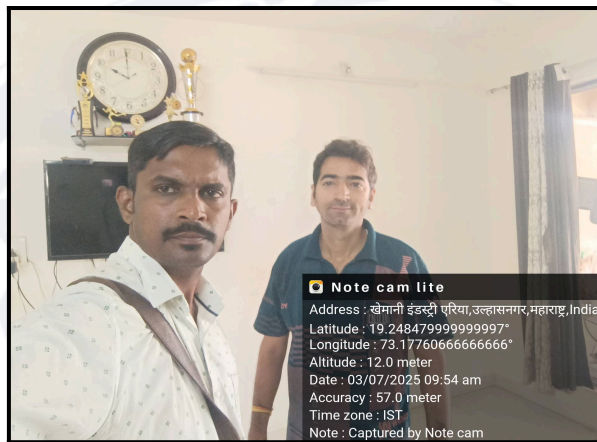
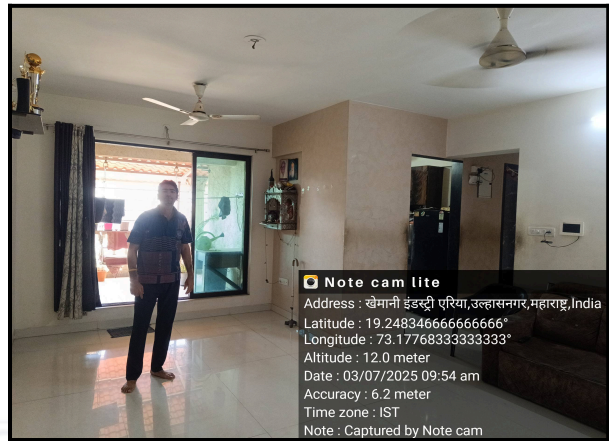
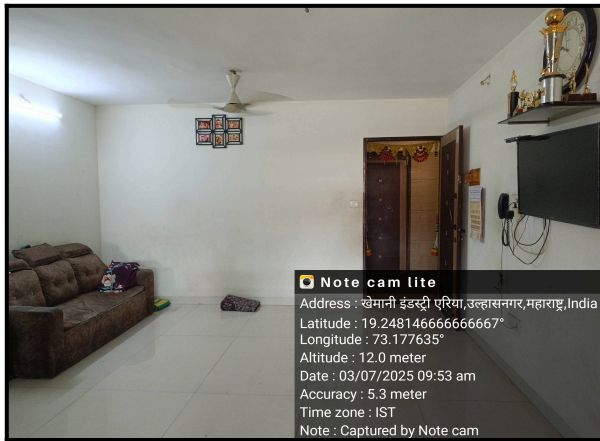
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 2019 (Part Building Completion Certificate)				
4	Estimated future life	: 54 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

# Actual Site Photographs




## Actual Site Photographs






## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">SurveyNo</a>	27/27.1	27.1-निवासी सदनिका	38500	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.2	27.2-कार्यालय/औद्योगिक गाळा/गोडाऊन	42800	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.3	27.3-दुकाने	51200	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.4	27.4-पोह्यार रीवरीया अंतर्गत निवासी सदनिका	48500	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.5	27.5-पोह्यार रीवरीया अंतर्गत कार्यालय/औद्योगिक गाळा/गोडाऊन	55800	चौरस मीटर

12

Stamp Duty Ready Reckoner Market Value Rate for Flat	38500			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>38,500.00</b>	<b>Sq. Mtr.</b>	<b>3,577.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	3770			
The difference between land rate and building rate(A-B=C)	34,730.00			
Percentage after Depreciation as per table(D)	6%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>36,416.00</b>	<b>Sq. Mtr.</b>	<b>3,383.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors

c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Price Indicators


Property	Residential Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	676.00	744.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹10,244.00	₹9,308.00	-

The screenshot displays a real estate listing on the 'squareyards' platform. The listing is for a '2 Bedroom 744 Sq.Ft. Apartment in Ulhasnagar Thane' with a price of ₹69.25 L. The listing ID is #8091586. Key features include 2 bedrooms + extra room, semi-furnished interior, 2 bathrooms, 744 sq.ft. built-up area, lake view, and location on the 10th floor of a 29-story building. The listing agent is Chandni Panjwani, a Pro Agent and Preferred Partner. The page also features promotional banners for CIBIL-linked home loan estimates, interior packages, professional valuation reports, and property advertisement services. The navigation bar at the bottom includes options like Overview, Furnishing, Amenities, Agent Overview, About Project, Data Intelligence, Reviews, Map and Landmarks, Hot Selling, and Activate Go to Settings.



## Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	695.00	765.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹10,647.00	₹9,673.00	-



HOUSING.COM Buy In Thane Download App


Home / Thane / Ulhasnagar / Apartment for Sale in Ulhasnagar / 2 BHK Flat Last updated: Jan 30, 2025

### 2 BHK Flat ₹74.0 L EMI starts at ₹39.19 K

By REGENCY GROUP ₹9.67 K/sq.ft

Regency Antilia Phase VI Avana, Sidhi Vinayak Nagar, Ulhasnagar, Thane Contact Seller

Project Images



765.00 sq.ft  
[convert unit](#)  
Built Up Area

₹9.67 K/sq.ft  
Avg. Price

Ready to move  
Possession status

3 of 27  
Floor

Fully Furnished  
Furnishing

OVERVIEW
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER



VASTUKALA

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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	696.00	765.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹7,981.00	₹7,256.00	-

<b>सूची क्र.2</b>	
1895771 29-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुयम विबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 18957/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : म्हारळ (खुर्द)</b>	
(1) विलेखाचे प्रकार	करारनामा
(2) मोबदला	5400000
(3) बाजारभावाक/भाडेपट्ट्याच्या बाबत/पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2874000
(4) भू-मापन, प्लॅटहिस्ता व धरक्रमांक(असत्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: मौजे म्हारळ सर्वे न 12/2 12/4 12/5 12/6 12/7 13/1 14/2 14/4 14/1 यावरील बांधलेली विल्डिंग धारवानी सॉलिटेरिअर कॉ ओप्प होसिंग सोसायटी लिमिटेड मधील सदनिका न 604 सहावा मजला गार्नेट(सी -2)विंग एकूण क्षेत्र 64.63 चौ मीटर कार्पेट अशी मिळकत.महाराष्ट्र मुद्रांक अधिनियम 1958 चे परिशिष्ट-1 चे अनुच्छेद 5 जी अ (ii) चे परतुका मधील तरतुदीअन्वये सदर दस्तावर अदा करण्यात आलेले मु शु रू 240000/- दस्त क्र.कलन 2/3127/2024 दि.12/02/2024 वर समायोजित करण्यात आलेले आहे.(( Survey Number : 12/2 12/4 12/5 12/6 12/7 13/1 14/2 14/4 14/1 ; ))
(5) क्षेत्रफळ	64.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मनीष रमेशलाल बजाज . - वय.-38 पत्ता.-प्लॉट नं. फ्लॅट न 101, माळा नं. पहला मजला, इमारतीचे नाव: हिदेनार्त विंग धारवानी सॉलिटेरिअर, ब्लॉक नं. कल्याण मुरबाड रोड , रोड नं: म्हारळ, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ANKPB5670L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नवीन रामचंद्र रोहरा . - वय.-33; पत्ता.-प्लॉट नं. फ्लॅट न 704 , माळा नं. सातवा मजला फ्लोराइट विंग धारवानी सॉलिटेरिअर , इमारतीचे नाव: फ्लोराइट विंग धारवानी सॉलिटेरिअर , ब्लॉक नं: मुरबाड रोड , रोड नं: म्हारळ , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ARPPR8099C 2): नाव.-टीपिका नवीन रोहरा वय:-33; पत्ता.-प्लॉट नं. फ्लॅट न 704 , माळा नं. सातवा मजला, इमारतीचे नाव: फ्लोराइट विंग धारवानी सॉलिटेरिअर , ब्लॉक नं: मुरबाड रोड , रोड नं: म्हारळ , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-CBZPB3951R 3): नाव.-सागर रामचंद्र रोहरा . - वय:-32; पत्ता.-प्लॉट नं. फ्लॅट न 704 , माळा नं. सातवा मजला , इमारतीचे नाव: फ्लोराइट विंग धारवानी सॉलिटेरिअर , ब्लॉक नं: मुरबाड रोड , रोड नं: म्हारळ , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BBOPR8654M
(9) दस्तऐवज करून दिल्याचे दिनांक	27/09/2024
(10) दस्त नोंदणी केल्याचे दिनांक	27/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18957/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	125000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	686.00	754.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹8,542.00	₹7,766.00	-

1502971 28-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 15029/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : म्हारळ (खुर्द)</b>		
(1)वितेखाच प्रकार	करारनामा	
(2)मोबदला	5500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2701000	
(4) भू-मपन,घेटहिसा व परक्रमांक(असत्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :- इतर माहिती: मौजे म्हारळ सर्वे न 12/2 12/4 12/5 12/6 12/7 13/1 14/2 14/4 14/1 यावरील बांधलेली विल्डिंग धारवानी सोलिटरेअर मधील सदनिका न 101 पहला मजला गार्नेट(सी -2)विंग एकूण क्षेत्र 63.77 चौ मीटर कार्पेट अशी मिळकती( ( Survey Number : 12/2 12/4 12/5 12/6 12/7 13/1 14/2 14/4 14/1 ; ) )	
(5) क्षेत्रफळ	63.77 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-आशा साधुराम जयसिंधानी - - वय:-64 पत्ता:-प्लॉट नं. ए /402, माळा नं. -, इमारतीचे नाव: साई श्रीष्टी , ब्लॉक नं: आई बी एस मार्ग , रोड नं: भांडुप पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं.-ABDPJ0053M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-दिनेश मेघराज आह्लानी - - वय:-40; पत्ता:-प्लॉट नं. रूम न 2 आणि 3 , माळा नं: बी के न 298 , इमारतीचे नाव: -, ब्लॉक नं: आवतराम चौक , रोड नं: उल्हासनगर -2, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं.-AKOPA4275D 2): नाव.-वंशिका दिनेश आह्लानी - - वय:-38; पत्ता:-प्लॉट नं. रूम न 2 आणि 3 , माळा नं: बी के न 298 , इमारतीचे नाव: -, ब्लॉक नं: आवतराम चौक , रोड नं: उल्हासनगर -2, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं.-ARUPP9903G	
(9) दस्तऐवज करून दिल्याच दिनांक	19/07/2024	
(10)दस्त नोंदणी केल्याच दिनांक	19/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	15029/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	330000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th March 2025**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 84,55,916.00 (Rupees Eighty Four Lakhs Fifty Five Thousands Nine Hundred And Sixteen Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

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